



# SARATOGA COUNTY PLANNING BOARD

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## Meeting Agenda Planning Department Conference Room March 28, 2024 4 pm

1. Call to Order
2. Approval of Previous Meeting Minutes
3. REFERRALS

<b>24-31</b>	<b>Town of Moreau – Moratorium</b>	<b>Town of Moreau</b>
	Location: Town-wide	
	A proposed 9 month moratorium for temporarily prohibiting the issuance of permits or approvals allowing industrial uses and operations in Moreau's manufacturing and industrial zones including permits or approvals including the processing of any waste material that may release contaminants into the environment.	
<b>23-159</b>	<b>Sunshine Landscaping Warehouses – Site Plan Review</b>	<b>Town of Clifton Park</b>
	Location: Tanner Road & NYS Rte 146	
	A proposal to construct nine 6,000 s.f. warehouse buildings for Flex space on a 21.22-acre parcel with previously approved and constructed buildings off of Tanner Road.	
<b>24-04</b>	<b>King of Kings Church – Site Plan Review</b>	<b>Town of Clifton Park</b>
	Location: Crescent Rd./CR-92	
	A proposed 650 sf building addition to the existing church with improvements to the site's access from Crescent Rd, stormwater treatment, internal traffic circulation and the reconfiguration and addition of 9 parking spaces.	
<b>24-22</b>	<b>Route 9 Mixed Use (631 Maple Av) – Site Plan Review</b>	<b>Town of Wilton</b>
	Location: Eastern Ave (NY-147 & Ag.Dist. #2)	
	A proposed mixed-use project consisting of one (1) 3-story, 17,800 s.f. footprint mixed-use building with first floor retail space and 32 apartment units on the second and third floors with a 2-story 5,000 s.f. footprint veterinary office to the north, two (2) 13,253 s.f., two-story apartment buildings (one with 20 units +amenity space & one with 24 units), and five (5) 7,534 s.f. apartment buildings with 12 apartment units each. The project has a proposed total of 136 residential units with 22,800 s.f. of retail space on a combined acreage of 15.78 acres. The project will consist of 463 parking spaces.	

- 24-23**                    **Maple Ave. Medical Building (612 Maple Av) – Site Plan Review**                    **Town of Wilton**  
Location: US Rt 9  
A proposed two-story, 125,000 s.f. medical building on two parcels with a total area of 13.46-acres. The project will create 555 parking spaces.
- 24-26**                    **Sweet – Area Variance**                    **Town of Moreau**  
Location: Bluebird Rd (CR 27)  
A proposed two lot subdivision of an existing 38,700 s.f. lot into two 19,350 s.f. lots has created the need for area variance as 22,500 s.f. is conforming to the Town's R-1 zone. 14% (3,150 s.f.) is the requested relief for each proposed lot.
- 24-27**                    **1147 Route 146A Addition – Site Plan Review**                    **Town of Clifton Park**  
Location: NYS 146A  
A proposed 3,250 s.f. addition to an existing 360 s.f.residential structure to be utilized as an office use for a construction contractor business.
- 24-28**                    **Town of Wilton – Zoning Text and Map Amendments**                    **Town of Wilton**  
Location: Town-wide  
Proposed Zoning and Code revisions as follows: Change existing boundaries for the H-1 zone and R-1 zone and proposed amendments to Zoning Schedule G, 129 Attachment 13:1, H-1 Zone, Zoning Schedule B, 129 Attachment 8:1, R-2 zone, Schedule A, 129 Attachment 7:1, 61-5 Residential Chickens, R-1 zone & code amendments, 129-109 Expansion & 109-21 E Conservation Design Standards.
- 24-29**                    **Chrysler, Dodge, Jeep, Ram of Clifton Park – Site Plan Review**                    **Town of Clifton Park**  
Location: US Rt 9  
A proposed construction of two additions of 1,350 s.f. and 2,000 s.f. on the existing 32,250 s.f. building on a 7.62-acres of combined parcels.
- 24-30**                    **Old Rt 146 Convenience Store – Site Plan Review**                    **Town of Clifton Park**  
Location: Fire Rd. (I-87)  
A proposed 5,000 s.f. convenience store with four gas pumps with canopy on combined acreage of 1.1-acres.
- 24-32**                    **Schipfer – Area Variance**                    **Town of Hadley**  
Location: Old Corinth Rd (Hudson R., Warren Co., Town of Luzerne)  
A proposed subdivision created the need from the required 50 foot setback to 38.2 feet, looking for 21.8-ft of relief.
- 24-33**                    **Stewart's Shop – Area Variance**                    **City of Saratoga Springs**  
Location: US Rt 9 (NYS Rt 50, Town of Wilton)  
A proposed redevelopment of the Mobil Gas station site and replace it with a Stewart's Shop convenience store, tenant space, and a new car wash has created the need for three area variances. The required front yard setback is 40 ft, where 8 ft is proposed for the Stewart's Shop and 25 ft for the gas canopy. Also, the relief for the rear yard setback for the canopy is requested as 10 ft is the minimum required with 0 ft proposed.



#### 4. SUBDIVISIONS

<b>24-A-04</b>	<b>Route 9 Mixed Use LLA (631 Maple Av) – Subdivision Review (LLA)</b>	<b>Town of Wilton</b>
	Location: US Rt 9 (Town of Greenfield) A proposal to convey 0.874-acres for a 48.94-acre parcel and convey 1.409-acres from a 9.45-acre lot to an existing 12.64-acre lot. The proposal also consists of consolidating a 0.687-acre lot into the 12.64-acre lot to create a 14.924-acre parcel of the proposed site of the mixed use project.	
<b>24-A-06</b>	<b>Chandler – Subdivision Review</b>	<b>Town of Milton</b>
	Location: Middleline Rd (CR 59) A proposed 4 lot subdivision on existing 50.61-acre parcel off of Middleline Rd	
<b>24-A-07</b>	<b>614 Acland Blvd – Subdivision Review</b>	<b>Town of Milton</b>
	Location: Acland Blvd. (Sar. Co. Airport) A proposed 2-lot subdivision on an existing 2.80-acre parcel with an existing home to create a 1.89-acre parcel and a 0.91-acre parcel.	
<b>24-A-08</b>	<b>Schipfer – Subdivision Review</b>	<b>Town of Hadley</b>
	Location: Old Corinth Rd (Hudson R., Warren Co., Town of Luzerne) A proposed subdivision of a 128.8-acre parcel to 2 lots with lot 1- 0.36-acre parcel and lot 2 is 128.44-acre parcel.	
<b>24-A-09</b>	<b>Eaton – Subdivision Review</b>	<b>Town of Ballston</b>
	Location: Willow Rd. (Ag. Dist. #2) A proposed 4 lot subdivision of a 11.8-acre parcel for single family uses. The proposed lots will have areas of 2.1-acres, 2.7-acres, 2.5-acres, and 4.6-acres.	
<b>24-A-10</b>	<b>Adirondack Property Ventures, LLC – Subdivision Review</b>	<b>Town of Wilton</b>
	Location: NYS Rt 50 The project proposes a conservation subdivision that includes the existing owner retaining 18.00± acres of land for the existing commercial development and the subdivision of the remaining 19.00± acres for the creation of 9 new single-family lots. The project currently includes approximately 7.97 acres of open space that is proposed for dedication to the Town of Wilton with proposed road interconnecting previously approved residential subdivisions.	

#### 5. MOUs

<b>24-24MOU</b>	<b>Halford – Special Use Permit</b>	<b>Town of Wilton</b>
	Location: Pettis Road (Town of Northumberland) A proposal to allow a second residential dwelling on a 66-acre parcel with an existing manufactured home located on it.  Concurrence: Ian Murray & Devin Dal Pos	

- 24-25MOU**      **137 Maple Ave. – Special Use Permit**      **City of Saratoga Springs**  
 Location: Maple Ave. (NYS Rt 9/50)  
 A proposed cannabis dispensary to be operated out of an existing 1,980 s.f office building off of Maple Avenue. The proposed site has eight existing off-street parking spaces with an existing curb cut onto Maple Ave. Supplemental off-site employee parking and on-street parking provided. There are no proposed changes to the exterior of the existing site.  
 Concurrence: Don McPherson & Devin Dal Pos
- 24-36MOU**      **Burnt Hills Veterinary Hospital – Site Plan Review**      **Town of Ballston**  
 Location: Goode St/CR-57  
 A proposed 6,192 s.f. addition to the existing 7,958 s.f. animal hospital with 17 additional spaces, advanced stormwater design, and new onsite wastewater treatment.  
 Concurrence:
- 24-37MOU**      **Colin's Detail Garage – Special Use Permit & Site Plan Review**      **Town of Ballston**  
 Location: NYS Rt 50  
 A proposed removal of existing garage structure and replace it with a 40 x 50 s.f. pole barn to be used by the automotive detailing garage on a 1.17-acre parcel.  
 Concurrence:
- 24-41MOU**      **Dunn Storage & Processing Facility – Special Use Permit & Site Plan Review**      **Town of Halfmoon**  
 Location: Hudson River Rd./NYS 32 & US 4  
 A proposal to remove the existing barn to build a 3,197-s.f. office building, and a 2,112-s.f. warehouse building and seek approval to use existing parcel for outdoor storage on a combined 12.2-acre site.  
 Concurrence:
- 24-43MOU**      **Hoffman Car Wash – Site Plan Review**      **Town of Halfmoon**  
 Location: US Rt 9  
 A proposal to modify the existing car wash site with the addition of two new automatic pay stations.  
 Concurrence: Devin Dal Pos & Don McPherson
- 24-44MOU**      **Caputos Pizzeria of Clifton Park – Site Plan Review**      **Town of Halfmoon**  
 Location: US Rt 9  
 A proposal to relocate the walk-in freezer to the rear of the Watkins Plaza.  
 Concurrence:

- 24-45MOU      The Lofts – Project Plan Review      Town of Malta**  
Location: US Rt 9  
A proposed project plan amendment to the existing 5,500 s.f. clubhouse building includes a 1,000 s.f. addition to the north and a 969 s.f. covered patio addition to the east.  
Concurrence:
- 24-48MOU      Camp Stomping Ground – Site Plan Review      Town of Milton**  
Location: Boyhaven Rd. (Middle Grove Rd./CR-21 & Town of Greenfield)  
A proposal to add an additional bathhouse and septic area along with four additional cabins for the existing 69.44-acre campground off of Boyhaven Rd.  
Concurrence:
- 24-49MOU      Vandixhorn – Special Use Permit      Town of Moreau**  
Location: West River Rd./CR-29 (Hudson R.)  
The applicant wishes to operate an in home occupation at his residence on a 6.6 acre parcel. The applicant offers life coaching to a maximum of 2 clients per session. The existing driveway has adequate room for off street parking.  
Concurrence:
- 24-A-05MOU      Zecca – Subdivision Review      Town of Stillwater**  
Location: Kellogg Rd. (Village of Stillwater)  
A proposal to continue the townhome development by constructing a townhome on the last parcel of 0.586-acres located on Kellogg Road and then subdividing along the party wall of the townhome. The result will be a 0.40-acre townhome parcel and 0.18-acre townhome parcel.  
Concurrence: Devin Dal Pos & Ian Murray
- 24-A-11MOU      Ingersoll – Subdivision Review (LLA)      Town of Wilton**  
Location: Ingersoll Rd. (NYS Rt 50)  
A proposed lot line shifts between Lots 9-12 of the approved conservation subdivision in order to move proposed trail location closer to NYS Route 50. This change will position the trail between Lots 8 and 9.  
Concurrence: Devin Dal Pos & Ian Murray
- 24-A-12MOU      Whittredge – Subdivision Review      Village of Ballston Spa**  
Location: Fairground Ave. (Saratoga County Fairgrounds)  
A proposed flaglot of 14,291 s.f. from an existing 1.465-acre parcel for a single-family use.  
Concurrence:

## 6. Other Business

## 7. Adjournment

**Disclaimer:** Saratoga County Planning Board agendas are subject to change. Please call the Saratoga County Planning Department at 518-884-4705 for more information.